STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.

x _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of June, 2002.

_____
Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/17/02 14:31 2pgs
Fees:13.00 Taxes:281.20
20020617-0073173

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rose R. Dunn
5821 Brentwood Trace
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
ERA Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
160-140-B-117.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dean Kirby and wife, Judith R. Kirby** hereinafter referred to as Grantors, hereby transfers and conveys to **Rose R. Dunn, married** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit Number 5821 of Brentwood Trace Condominiums, a horizontal property regime established by 2nd Revision of Master Deed of record in Book 5524 at page 415 as amended in Book 5545, Page 510, the Plat of which is of record in Plat Book 5200 at page 219 and revised in Plat Book 5200, Page 230 and Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dean Kirby and wife, Judith R. Kirby by deed from Scott Anderson of record in Book 11226, Page 68, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 219, Book 5200, Page 230, and Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5524, Page 415, and Book 5545, Page 510, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5537, Page 988, Book 5524, Page 424, and Book 5868, Page 70, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5821 Brentwood Trace, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of June, 2002.

Dean Kirby

Dean Kirby

Judith R. Kirby

Judith R. Kirby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dean Kirby and wife, and Judith R. Kirby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2002.

Notary Public

My Commission Expires: 1/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

05472-BP